

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 15, 2006, 1:30 p.m., Conference Room No. 206, Second Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Tim Francis and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and asked for a motion approving the minutes for the regular meeting held May 18, 2006. Motion for approval made by Helwig, seconded by Berggren. Motion for approval carried 4-0: Berggren, McKee, Ripley and Walker voting 'yes; Francis, Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

REVIEW AND ADVISE ON SPECIAL PERMIT FOR FRIEDENS LUTHERAN CHURCH, 6TH & D STREETS IN THE SOUTH BOTTOMS HISTORIC DISTRICT (NATIONAL REGISTER OF HISTORIC PLACES)

PUBLIC HEARING: June 15, 2006

Members present: Berggren, Helwig, McKee, Ripley and Walker; Francis and Young absent.

Ed Zimmer stated that this item will be a special permit before Planning Commission. It pertains to expansion of a non-conforming use. Churches are permitted in this zoning district, but the footprint of the church goes into some of the required yards in the zoning district. This permit application anticipates a follow up application before the City Board of Zoning Appeals to deal with one corner of the proposed addition, which extends further into the required yards than the present building. That can't be done by special permit.

Al Scribner appeared. He has been a member of Friedens Lutheran Church since 1967. He introduced Pastor Howard Rasmussen, Peggy Russell, Courtney Russell, Dorothy Valor, Karen Scribner, Ken Hart and Kathy Svoboda who were all present in support of the application. He noted that Jim Berg and Stan Peterson from Bahr, Vermeer & Haecker were also present.

Jim Berg stated that there were design challenges for this project. There were many options that were investigated. There were historical aspects to the project. A lot of the original features of the church still remain. The client needed a safer access to all three levels and larger, handicap accessible restrooms. The intent of this application is two additions that are proposed. One would be a staircase and opposite of that would be an identical feature that would hold the restrooms and some storage. The new construction would be added onto either side of the existing entrance. The existing stairwells and restrooms are quite small and outdated. They looked at other options for construction. The southwest corner was looked at. There were some major structural implications and this option did not give access to the balcony. The garage area was looked at but there was no access to the balcony. They also looked at adding a stairwell in the southeast corner. Seating would have to be removed. This was the most disruptive option to the historic interior. They believe the option they are proposing is the least disruptive option.

Helwig questioned wheelchair access. Berg replied there is a lift that is accessible that goes to the main level.

Berg addressed the aesthetic impact of the new addition. He presented a photosimulation of what the church might look like.

Helwig noted that the applicant is constrained by the site. Zimmer noted that this is a property where staff did not want the property owner to acquire and demolish other property in the historic district to expand their building.

McKee wondered if the foundation stone can be salvaged. Berg replied that it might be possible. The size of the stone is a factor. An option is to provide a substitute as close as possible to the original.

McKee questioned the pitch of the roof on the addition. Berg replied that one of the things that certainly deserves some study is the roof pitch. There are requirements with the risers and landings of the stairs.

McKee questioned if the south elevation windows would match the sanctuary. Berg replied in the affirmative. The facade would be steel siding to match the church.

Ripley stated that there does not seem to be a whole lot of flexibility on the roof slope. There aren't many options when you take everything into consideration.

Helwig believes there is no doubt that life safety issues would be improved.

Ripley stated that geographically, the three options were correct. He does not see the other options working. He cannot see the sanctuary being altered. He would like to see more conformance with the molding line. The less attention you call to the roof line, the better. He

thinks the solution that is proposed is the only option he could conceive of.

Berggren disagrees. The interior is wonderful but it serves the congregation. The exterior serves the public. This addition drastically changes the front and hides a significant portion that the public sees. He thinks it deserves another look and consideration of other alternatives. The space to the west of the church would be a good option for expansion. The front of the church is the most identifiable.

Berg stated that option was talked about. Jack Beers, an architect, belongs to this church and he talked it over with him. Some of the issues were floodplain, mechanical and electrical issues. All of the mechanical and electrical are in the back area by the sanctuary. They guessed it would be around \$650,000.00 dollars to relocate everything. There are structural problems with a stair tower.

ACTION:

June 15, 2006

Helwig moved recommendation to the Planning Commission for acceptance of the special permit with a condition that the applicant continue to consult with the Historic Preservation Commission and the design review procedures of LMC 27.57 of the zoning code ("Historic Preservation District") be applied., seconded by McKee. Motion carried 5-0: Berggren, Helwig, McKee, Ripley and Walker voting 'yes'; Francis and Young absent.

MISCELLANEOUS:

June 15, 2006

- Westview: Jim and Colleen Burden appeared. Jim Burden wanted to see if there were any objections before they do a lot more work on their plans. The situation is a little complicated. The property taxes were raised 400%. They are up against requirements of the State Fire Marshall. Colleen Burden stated that they wanted a slab to put up a gazebo or pavillion that would be in the footprint of what would eventually be an addition to the house. They are getting a lot of calls for weddings. They don't have the funds to build an enclosed area. Jim Burden stated that the State Fire Marshall told them if 50% of the sides were kept open, they would not need sprinklers. There is a high cost water hookup charge. Paving and possible annexation to the City would be additional charges. The Burdens presented different drawings of possible outdoor areas. They indicated they are looking for input from the Commissioners.

Ripley encouraged the Burdens to further investigate their options and come back before the Historic Preservation Commission.

Berggren stated they are working on the right area of the property. This has the least impact.

Zimmer stated it seems to him that picking up the roof lines on the west side and letting it change on the north side seems to make some sense. It will look like a different face. He sees this as a possible solution that would work.

- Jon Camp called Ed Zimmer yesterday. He has a new tenant in the Apothecary Building. He would like to make note of that in his directory framework. Because of the company's logo, the format would not work on dark background. He would like it to be light background with dark letters.

The Commissioners indicated this seems to be of no effect. Zimmer will inform Mr. Camp he can make the suggested changes to the sign.

- Jerry Berggren stated that Friends of Whitehall is looking for Board members. They would like someone from the northeast quadrant of the city.

STAFF REPORT:

Matt Hansen found some prints of the Lincoln Memorial on E-bay. They are prints from the glass negatives already on hand.

There being no further business, the meeting was adjourned at 3:00 p.m.